

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number: 25-**

**Record Number: PLN-2025-19163**

**Assessor's Parcel Number: 400-131-001**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving a Coastal Development Permit and Special Permit two-year extension.**

**WHEREAS**, Scott Stephens submitted an application and evidence in support of approving a two-year extension to a previously approved Coastal Development Permit and Special Permit (original application PLN-2023-18249); and

**WHEREAS**, the Humboldt County Planning and Building Department as the Lead Agency has found that the project qualifies for exemptions found in Section 15303(e) (New Construction or Conversions of Small Structures); and

**WHEREAS**, the Humboldt County Zoning Administrator held a duly-noticed public hearing on **April 4, 2025**, and reviewed, considered, and discussed the application for an extension of the previously approved Coastal Development Permit and Special Permit and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Zoning Administrator makes all the following findings:

**1. FINDING:**

**Project Description:** A two-year extension of a Coastal Development Permit and Special Permit originally approved on February 13, 2024. No changes to the project are proposed. If approved, the extension will expire on February 13, 2027. The approved project is for the construction of one (1) approximately 1,600 square-foot, 34-foot-tall single-family residence, a 144-sf attached deck, and a new 250 square-foot reinforced gravel driveway and a Special Permit (SP) for Major Vegetation Removal consisting of 3,800 sf of eucalyptus trees with circumferences over 38 inches followed by revegetation with native tree species. Wetland buffer areas on the parcel are proposed to be reduced to 70 feet. The parcel is served by the Manila Community Services District and PG&E. Grading is required to prepare the ground for construction of the residence and the driveway.

**EVIDENCE:** a) Project File: PLN-2025-19163 and PLN-2023-18249.

**2. FINDING:** **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA). The project is exempt from environmental review per Section 15303(e) (New Construction or Conversions of Small Structures) CEQA.

**EVIDENCE:** a) As Lead Agency, the County of Humboldt determined the project is exempt per CEQA Section 15303 (a) (New Construction or Conversion of Small Structures), which applies to a single residence constructed in a residential zone. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project.

**3. FINDING:** The project is consistent with the Humboldt Bay Area Plan.

**EVIDENCE:** a) The property is designated Residential Estates (RE) in the Humboldt Bay Area Plan. Principal uses include detached single-family residences. The land use and zoning designations have not changed since the project was previously approved.

**4. FINDING:** All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

**EVIDENCE:** a) The project was referred to all applicable county departments and state agencies and all either did not respond or responded with recommendations for approval of the extension. There is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact the ability to carry out the project.

## **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Stephens Coastal Development Permit and Special Permit two-year Extension (Record No. PLN-2025-19163).

Adopted after review and consideration of all the evidence on **April 4, 2025**.

I, John H. Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.

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John H. Ford, Zoning Administrator  
Planning and Building Department